

07 July 2011

khm

Sponsor: Pete von Reichbauer

Proposed No.: 2011-0227

STRIKING AMENDMENT S-1 TO PROPOSED ORDINANCE 2011-0227,
VERSION 1

Starting on page 2, delete lines 20 through line 2536 and insert

1 " SECTION 1. Findings:

2 A. Pacific Raceways, formerly operated as Seattle International Raceways, is on
3 a three-hundred-twenty-seven acre site located east of Kent and a quarter mile off of State
4 Highway 18, and consists of a two and a quarter-mile road course, a drag strip, a dirt
5 motocross track and a kart track.

6 B. The Pacific Raceways property is zoned "Industrial" with a property-specific
7 development, also known as "P-suffix," condition restricting the use of the property to
8 racing and race related activities. It is also subject to two Conditional Use Permits, CUP
9 File Nos. A-71-0-81 and L08CU006, that govern current development and activities.

10 C. The owners of Pacific Raceways have indicated that they have invested over
11 five million dollars since 2002 for improvements and are now seeking to move forward

12 with a privately funded one hundred and thirty-five-million-dollar rehabilitation and
13 expansion effort.

14 D. There are currently no specific zoning or land use provisions provided in the
15 code that easily define the appropriate development and operating standards for such a
16 proposed expansion.

17 E. The numerous steps currently required for the review of expansions and
18 upgrades to large and long-term development proposals, such as those proposed for
19 Pacific Raceways, are unnecessarily burdensome and King County needs to explore an
20 alternative process that would consolidate and streamline the process for review of such
21 proposals.

22 F. A demonstration project as provided in K.C.C. chapter 21A.55 is intended to
23 be "a mechanism to test and evaluate alternative development standards and processes
24 before amending King County policies and regulations.

25 G. Specifically, K.C.C. 21A.55.010 states, "Alternative development standards
26 might include standards affecting building and/or site design requirements. Alternative
27 processes might include permit review prioritization, alternative review and revision
28 scheduling, or staff and peer review practices."

29 H. During the council review of Proposed Ordinance 2010-0189, members of the
30 public testified that the implementation and enforcement of the conditions of CUP File
31 Nos. A-71-0-81 and L08CU006 has been inconsistent over the years.

32 I. A "master planning" demonstration project is an opportunity to:

33 1. Implement definitive requirements governing the future design and operation
34 of Pacific Raceways;

35 2. Test a multi-phased legislative process that will ensure public opportunity to
36 provide input on the proposed future development and operating standards;

37 3. Better guide the future development of the facility;

38 4. Institute an on-going legislative review and monitoring process to ensure
39 compliance with the standards; and

40 5. Allow the proposed expansion to proceed with the prospect of long-term
41 predictability.

42 SECTION 2. The King County executive shall conduct a demonstration project
43 to create and evaluate a master planning process as provided for in, and consistent with,
44 section 3 of this ordinance.

45 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 21A.55
46 a new section to read as follows.

47 A. The purpose of the master planning process demonstration project is to:

48 1. Create a comprehensive but streamlined process for the review of major land
49 use proposals that will be developed over the course of several years by:

50 a. utilizing a concise timeline for project review that incorporates a process for
51 public outreach and input during initial stages of the county review;

52 b. executing a development and operating agreement that establishes:

53 (1) a clearly-defined project through a master development plan, which shall
54 include a master site plan;

55 (2) requirements that must be met before approval of each phase of
56 development; and

57 (3) operating standards governing all aspects of the project's operation,
58 including, but not limited to, noise and traffic hours and days of operation for racing and
59 non-racing uses and number and types of events; and

60 c. establishing a process that ensures timely and efficient review;

61 2. Utilize the hearing examiner, as authorized in section 4 of this ordinance, to
62 function as a special master for the purpose of fact finding and reporting on the
63 department's proposed development and operating agreement as provided in subsection
64 Q. of this section and on compliance by the applicant with the executed development and
65 operating agreement, as provided in subsection S. of this section; and

66 3. Provide for ongoing monitoring of the executed development and operating
67 agreement by the council to ensure continued future compliance with the executed
68 development and operating agreement.

69 B. The master planning process demonstration project shall be implemented for a
70 regional motor sports facility only on the Pacific Raceways property as described in
71 Attachment A to this ordinance.

72 C. The master planning demonstration project shall be initiated by the applicant
73 making a written request to the department for a preapplication meeting to identify the
74 requirements necessary for a complete application.

75 ~~D. Once design and operating conditions have been specified in a development~~
76 ~~and operations agreement executed by all parties, the design and operating conditions~~
77 ~~established under CUP File Nos. A-71-0-81 and L08CU006 shall be superseded by those~~
78 ~~of the executed development and operations agreement.~~

79 D. A master planning proposal shall be considered complete when all the
80 following information and studies have been submitted and are adequate to review the
81 proposal:

82 1. A development plan that describes the nature, size and scope and phasing of
83 all proposed activities;

84 2. A site plan that identifies the location of proposed racing surfaces, circulation
85 roadways, parking areas and buildings;

86 3. Proposed development conditions relating to:

87 (a) on-site vehicle circulation and off-site traffic control measures;

88 (b) protection for critical areas, especially adjacent to Little Soos Creek;

89 (c) stormwater retention/infiltration protection;

90 (d) visual screening from adjoining residential properties;

91 (e) on-going monitoring and reporting to measure compliance with the
92 development and operating agreements;

93 (f) receipt and evaluation by the department of inquiries and complaints
94 relating to the operation of Pacific Raceways; and

95 (g) steps for enforcement actions to address non-compliance with the
96 conditions of the development and operating agreement.

97 4. Operating conditions that specify:

98 (a) days and hours of operation;

99 (b) types of activities, including types of motor vehicles; and

100 (c) maximum noise levels;

101 5. Environmental checklist for review under the state Environmental Policy Act;

102 6. Any additional information [agreed to by the applicant and the department or](#)
103 approved [by council](#), as part of the preapplication process; and

104 7. Appendices of information or studies relating to issues, including but not
105 limited to:

- 106 (a) noise levels;
- 107 (b) on-site and off-site traffic circulation;
- 108 (c) sewage disposal;
- 109 (d) water service;
- 110 (e) stormwater design;
- 111 (f) critical areas; and
- 112 (g) light and glare.

113 E. The development and operating agreement shall contain, but shall not be
114 limited to:

- 115 1. A master site plan and detailed conditions relating to:
 - 116 a. location and scope of proposed land uses;
 - 117 b. location and size of buildings and structures such as grandstands;
 - 118 c. layout of racing surfaces and circulation roadways;
 - 119 d. site elevations and contours established by a master grading plan;
 - 120 e. excavation and processing of materials during construction and operation of
 - 121 the facilities; and
 - 122 f. vegetative screening required in subsection F. of this section;
- 123 2. A project phasing plan, including threshold requirements that must be met
124 before approval of the next phase of development;

125 3. Specified types of racing and non-racing activities, and where on the site the
126 activities can occur;

127 4. Specified days and times for all racing and non-racing activities;

128 5. Specified noise levels for racing and non-racing activities, including but not
129 limited to, how noise levels will be measured and mitigated;

130 6. Specified on-site vehicle circulation and other traffic control measures to
131 reduce the impact of congestion on roadways in the vicinity of Pacific Raceways;

132 7. Specified development conditions to ensure that permitted alterations
133 provided for in subsections G. and H. of this section achieve the appropriate level of
134 protections;

135 8. Specified development conditions to ensure that stormwater
136 retention/infiltration protection provided for in subsection N. of this section is achieved;

137 9. Specified regular on-going monitoring and reporting to measure compliance
138 with the development agreement requirements relating to noise, traffic, stormwater
139 retention/infiltration and water volume and quality in Little Soos Creek;

140 10. Specified process for the receipt and evaluation by the department of
141 development and environmental services of inquiries and complaints relating to the
142 operation of the facility, in order to allow for review by the hearing examiner as provided
143 in subsections R and S.1. of this section; and

144 11. Specified enforcement actions available to the county to address non-
145 compliance with the conditions of the development agreement.

146 F. As provided in K.C.C. 21A.16.030.F, to the maximum extent practical,
147 buildings and other structures shall be constructed on the project to be shielded from view

from adjoining residential properties using methods that may include, but are not limited to:

1. Retention of existing vegetation;
2. Placement of new vegetation to augment existing vegetation; and
3. Placement of buildings below existing grade and use of green roof technology

on top of these buildings.

G. 1. Except as otherwise provided in this subsection G.2. of this section, all development under the master plan shall comply with K.C.C. chapter 21A.24.

2. The director shall authorize alterations to critical areas, critical area buffers, and critical area setbacks required by K.C.C. chapter 21A.24 when the applicant demonstrates that:

a. The proposal does not pose an unreasonable threat to the public health, safety or welfare on or off the site;

b. Alterations to steep slopes or erosion hazard or landslide areas

(1) are necessary to bring racing surfaces into compliance with applicable racing association safety standards, to construct circulation road surfaces, to construct nose barriers or for the placement of spectator seating on the interior portion of the road course; and

(2) can be constructed to maintain the stability of the hazard area through the use of structural mitigations identified through a geotechnical analysis by a licensed and qualified geotechnical professional;

c.. Alterations to wetlands or aquatic areas and their buffers are necessary to bring racing surfaces into compliance with applicable racing association safety standards,

171 to construct circulation road surfaces or for the placement of spectator seating on the
172 interior portion of the road course;

173 d. The provisions K.C.C. 21A.24.125 have been followed in developing the
174 proposed site plan to minimize impacts of the proposed development on critical areas;
175 and

176 e. Surface water from impervious surfaces, including buildings, structures, pit
177 areas or raceways, up to the top of slope adjacent to Little Soos Creek can be channeled
178 to drain away from Little Soos Creek; and

179 H. The master planning proposal shall comply with the King County Surface
180 Water Stormwater Manual in effect at the time a complete master planning proposal is
181 submitted, and shall:

182 1. Use enhanced water quality measures to treat stormwater and stormwater
183 infiltration facilities to manage stormwater to insure the protection of fish life in Big and
184 Little Soos Creeks;

185 2. Specify and require facilities and best management practices to insure that
186 auto-related fluids, brake dust, and other products are properly managed and disposed of
187 to avoid contamination of soils, surface water and groundwater; and

188 3. Develop and implement a water quality monitoring plan to assure that copper,
189 other metals, hydrocarbons and other contaminants are not elevated in ground and surface
190 waters on- site and in Big Soos and Little Soos Creeks.

191 I. The master planning proposal shall include site designs and features to reduce
192 the level of noise impacts upon nearby residential neighborhoods.

193 J. The department of development and environmental services shall:

194 1. Schedule and conduct a pre-application meeting with applicant within thirty
195 days of the request for such a meeting by the applicant in order to identify the full range
196 of potential issues related to the proposed expansion of Pacific Raceways and to
197 specifically list information or studies needed to adequately evaluate the listed issues.

198 2. Provide to the applicant a detailed listing of all project issues and necessary
199 information or studies within thirty days of the date of the pre-application meeting.

200 3. In the event of a disagreement with the department listing required by
201 subsection J.2, the department shall submit the listing within forty-five days of the pre-
202 application meeting to the council for approval by ordinance;

203 4. Make a determination of whether the master planning application containing
204 information and studies specified through the pre-application process is complete under
205 K.C.C. 20.20.050, provided that in the event of a disagreement on the department
206 determination, the department shall submit a report within twenty-one days of the
207 determination, outlining the details of the disagreement to the council, which may
208 approve or amend the determination by ordinance;

209 5. Provide a notice of application of a complete application under K.C.C.
210 20.20.060. In addition to notice required under K.C.C. 20.20.060, the department shall
211 provide mailed notice to:

212 a. all parties of record, including community groups or organizations,
213 established during the review of CUP File Nos. A-71-0-81 and L08CU006, Proposed
214 Ordinance 2010-0189 or this ordinance;

215 b. persons requesting notification of any county land use action regarding
216 Pacific Raceways; and

217 c. residents or property owners of parcels located within twenty-five hundred
218 feet of the boundaries of the Pacific Raceways site.

219 6. Conduct one or more public meetings on the master planning proposal to
220 gather information and public input on all aspects of the master planning proposal. The
221 first meeting shall be held within thirty days after the notice of application has been
222 provided. At that public meeting, the applicant shall present its master planning proposal.
223 At each public meeting, the public shall be provided an opportunity to comment on the
224 master planning proposal. The department shall record all public meetings and make a
225 written summary of the meetings available on its website within fourteen days after the
226 meeting. The department may hold additional public meetings as it conducts its review
227 of the master planning proposal and shall provide an opportunity for the applicant to
228 respond to questions at each public meeting.

229 7. Not later than twelve months, or if an environmental impact statement is
230 required, eighteen months after a complete application for a master planning proposal is
231 filed, propose a development and operating agreement consistent with this section. The
232 department shall provide notice of the proposed development and operating agreement in
233 the same manner as it provided the notice of application under subsection J.4. of this
234 section. The department shall present the proposed development and operating
235 agreement at a public meeting within thirty days after the notice is provided under this
236 subsection J.7.;

237 8. Issue a threshold determination under the state Environmental Policy Act
238 within thirty days after the applicant submits to the department a complete environmental
239 checklist. If the threshold determination is a determination of non-significance or a

mitigated determination of non-significance, any conditions imposed under the state Environmental Policy Act shall be issued with the threshold determination. If the department issues a determination of significance, it shall combine the public review required during the development of an environmental impact statement with the public process required by this subsection; and

9. Transmit to the council within thirty days after the public meeting required by subsection J.7. of this section, the department's recommended development and operating agreement, together with a proposed ordinance authorizing the executive to execute the development and operating agreement.

K. The department shall conduct an environmental review of the master planning proposal submitted by the applicant to ensure that the cumulative environmental impacts of the proposal are appropriately identified and any unavoidable impacts are mitigated, and further provided that:

1. The applicant shall, at minimum, submit for review by the department an expanded environmental checklist identifying potential impacts and any proposed mitigations of those impacts, but has the option to prepare an environmental impact statement;

2. The threshold determination issued by the department shall be based upon the recognition that the site is currently developed as a raceway operation under the conditions of CUP File Nos. A-71-0-81 and L08CU006; and

3. When future proposed construction, clearing and grading is consistent with the executed development and operating agreement and with conditions established

262 through the environmental review process, no additional threshold determination shall be
263 required.

264 L. If the department or the applicant is unable to meet a timeline established by
265 this section or by the department as part of the process for review of the master planning
266 proposal, the department shall provide written notice to the council within fourteen days
267 after the missed deadline in the form of a letter to the chair of transportation, economy
268 and environment committee or its applicable successor describing the causes for the
269 delay, and the steps or actions needed to be taken by the department or the applicant to
270 continue timely processing of the proposal.

271 M.1. Prior to the council action on an ordinance approving the development and
272 operating agreement, by motion, the council may direct the hearing examiner to conduct
273 a meeting in the vicinity of the project site within forty-five days of the hearing examiner
274 receiving council's direction. The purpose of the meeting is to gather input on the
275 department of development and environmental services-recommended development and
276 operating agreement. The department shall provide notice of the meeting in the same
277 manner as the notice of application under subsection J.5. of this section.

278 2. The notice of the public meeting shall be provided at least fourteen days
279 before the scheduled meeting and shall include the time, place and purpose of the
280 meeting.

281 3. Within thirty days after the public meeting, the hearing examiner shall
282 transmit its report on the department of development and environmental services-
283 recommended development and operating agreement for council consideration. The
284 report shall include, but not be limited to, a review of the consistency of the department's

recommended development and operating agreement with this section and an analysis of disputed items raised by the department, applicant or the public.

N.1. Once design and operating conditions have been specified in a development and operating agreement executed by all parties, the design and operating conditions established under CUP File Nos. A-71-0-81 and L08CU006 shall be superseded by those of the executed development and operating agreement.

2. A master plan development and operating agreement approved by the council shall be in effect for a period of ten years from the effective date of the ordinance approving the master plan development and operating agreement and authorizing the executive to execute the development and operating agreement;

3.a. An approved master plan development and operating agreement may renewed one time for not more than ten years.

b. The applicant shall apply to the department for renewal of the development and operating agreement at least twelve months prior to the expiration of the agreement. The department shall provide a notice of the renewal request under subsection J.5 of this section and shall conduct at least one public meeting on the request as provided in subsection J.6. of this section.

c. The department shall make its recommendation to the council on the proposed renewal together with any recommended changes to the agreement not later than ninety days prior to the expiration of the development and operating agreement.

d. If the agreement is not renewed by the council:

(1) the operating conditions established in the agreement shall remain in effect until revised through a subsequent permit issued under this Title; and

308 (2) any subsequent development shall be subject to this applicable provisions
309 of this Title.

310 O. During the period a master planning proposal is in effect, any subsequent
311 development on the site shall be consistent with the approved development and operating
312 agreement.

313 P.1. Except as otherwise provided in subsection P.2. of this section, the laws in
314 effect on the date the council adopts the ordinance authorizing the execution of the
315 development and operating agreement shall apply to permit applications covered by the
316 development and operating agreement.

317 2. The following regulations in effect on the date of a complete application shall
318 apply:

- 319 a. building codes under K.C.C. Title 16;
- 320 b. fire codes under K.C.C. Title 17; and
- 321 c. public health and safety codes under K.C.C. Title 13.

322 Q. During the effective period of the development and operating agreement, the
323 applicant may request in writing and the department may propose a modification of the
324 development and operating agreement. The applicant's request and the department
325 initiated proposal shall be made by June 1 of each year for implementation in the
326 following year. The department shall provide notice of the request or proposed
327 modification as provided in subsection J.5. of this section. The department shall submit
328 to the hearing examiner its recommendation on the request not later than August 1.

329 R. No later than October 15 of each year, the hearing examiner shall conduct a
330 public meeting in the vicinity of the project site for the purpose of gathering community

input on the operation of facility during the preceding year and on any modifications to the development and operating agreement. The department shall provide a notice of the meeting as provided in subsection J.5. of this section.

S.1. Beginning on December 31 of the year after the effective date of the ordinance authorizing the execution of the development and operating agreement, and for each subsequent year, the hearing examiner shall prepare and submit to the council a report that:

- a. describes the current status of the phases of the development;
- b. evaluates compliance with development and operation agreement conditions during the preceding year;
- c. identifies issues and concerns that have been brought forward by the community, Pacific Raceways and the department;
- d. identifies proposed modifications to the development and operating agreement; and
- e. outlines potential steps to ensure compliance with the development and operating agreement.

2. The report shall be presented in a briefing by the hearing examiner to the transportation, economy and environment committee, or its applicable successor, at which the department and project operator shall be present.

NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.24 a new section to read as follows:

352 The examiner shall receive and examine available information, conduct public
353 meetings and prepare records and reports thereof for transmittal to the council, as
354 provided in section 3 of this ordinance.

355 SECTION 5. Section 6 of this ordinance should constitute a new chapter in
356 K.C.C. Title 27.

357 NEW SECTION. SECTION 6. A new section is hereby added to K.C.C. chapter
358 27.02 to read as follows:

359 The applicant for a master planning demonstration project shall compensate King
360 County for all costs incurred by King County related to the review and monitoring of the
361 demonstration project authorized under section 3 of this ordinance, as follows:

362 A. The initial review of the master planning proposal and the review of
363 subsequent revisions to the executed development and operating agreement proposed by
364 the applicant, and the subsequent monitoring for compliance with the development and
365 operating agreement, shall be subject to the project management program pursuant to
366 K.C.C. 27.04.045 and K.C.C. chapter 27.40 and shall be charged at the hourly rate in
367 effect when the work is preformed; and

368 B. The review costs for permit applications and studies related to the project shall
369 be governed by this title.

370 NEW SECTION. SECTION 7. There is hereby added to K.C.C. chapter 21A.06
371 a new section to read as follows:

372 Racetrack: an establishment offering services and uses located in:

373 A. SIC Industry No. 7948; or

374 B. A regional motor sports facility.

375 NEW SECTION. SECTION 8. There is hereby added to K.C.C. chapter 21A.06
376 a new section to read as follows:

377 Regional motor sports facility. A racetrack established through a master planning
378 demonstration project, in which the following is authorized:

379 A. Motor vehicle racing and driving on surfaces such as:

- 380 1. A road course;
- 381 2. A kart course;
- 382 3. A motocross course;
- 383 4. Five-sixteenth-mile oval track; and
- 384 5. Up to two drag strips; and

385 B. Uses in conjunction with the regional motor sports facility, the scope of which
386 are established as part of the master planning demonstration project process:

- 387 1. Both retail and wholesale sales;
- 388 2. Automotive repair; service and storage
- 389 3. Fire station;
- 390 4. Service station, including sale of fuel;
- 391 5. Driving school;
- 392 6. Daycare;
- 393 7. Manufacturing;
- 394 8. Restaurant and concessions;
- 395 9. Extraction and limited processing of dirt, sand and gravel;
- 396 10. Short-term accommodations recreational vehicle parking, for race

397 participants and viewers; and

398 11. Police and fire safety training.

399 SECTION 9. Ordinance 10870, Section 331, as amended, and K.C.C.

400 21A.08.040 are each hereby amended to read as follows:

401

A. Recreational/cultural land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		U	T	A			V		E	B	E	N	E	N	E	E	T	
		L		L			E		N	O	S	I	S	A	S		R	
		T							T	R	S	T	S	L	S		I	
		U							I	H		Y					A	
		R							A	O							L	
		E							L	O								
										D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
	PARK/RECREATION:																	
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13					
	Large Active Recreation and Multiuse Park		P1	P1	P1	P1	P1	P1	P	P	P	P	P13					
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P					
*	Campgrounds		P16 C16 a	P16	P16 C1 6a	P16 C16 a							P16 C16 a					
*	Destination Resorts		S		S18	C					C							
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P					
*	Recreational Vehicle Park		P19	P19	C2 and 18	C2 P19							<u>P29</u>					

					P19								
*	Sports Club (17)				C4 and 18	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
*	Recreational Camp		C		P24 C								
	AMUSEMENT/ENTER TAINMENT:												
*	Adult Entertainment Business									P6	P6	P6	
*	Theater									P	P	P	P25
783 3	Theater, Drive-in										C		
793	Bowling Center									P	P		P
*	Golf Facility				C7 and 18	P7	P7	P7					
799 9 (14)	Amusement and Recreation Services		P21	P21	P8 P21 C1 5 and 18	P8 P21 P22 C15	P8 P21 P22 C15	P8 P21 P22 C15	P21 P22	P	P	P21	P21
*	Indoor Paintball Range									P26	P26		P26
*	Outdoor Paintball Range				C2 7	C27							
*	Shooting Range		C9		C9 and 18						C10		P10

*	Amusement Arcades									P	P		
799 6	Amusement Park										C		
*	Outdoor Performance Center		S		C1 2 S18		P20	P20			S		
	CULTURAL:												
823	Library				P11 C	P11 C	P11 C	P28	P	P	P	P	
841	Museum	C2 3	C23		P11 C	P11 C	P11 C	P28	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P11 C1 2	P11 C12	P11 C	P11 C	P	P	P	P	
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development											
REFERENCES:		Standards see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.											

- 402 B. Development conditions.
- 403 1. The following conditions and limitations shall apply, where appropriate:
- 404 a. No stadiums on sites less than ten acres;
- 405 b. Lighting for structures and fields shall be directed away from residential
- 406 areas;
- 407 c. Structures or service yards shall maintain a minimum distance of fifty feet
- 408 from property lines adjoining residential zones, except for structures in on-site recreation
- 409 areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for

structures in these on-site required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;

d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and

e. Overnight camping is allowed only in an approved campground.

2. Recreational vehicle parks are subject to the following conditions and limitations:

a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period;

b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and

c. Sewage shall be disposed in a system approved by the Seattle-King County health department.

3. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available before the date of application.

4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities subject to the following conditions and limitations:

a. The bulk and scale shall be compatible with residential or rural character of the area;

b. For sports clubs, the gross floor area shall not exceed ten thousand square feet unless the building is on the same site or adjacent to a site where a public facility is located or unless the building is a nonprofit facility located in the urban area; and

432 c. Use is limited to residents of a specified residential development or to sports
433 clubs providing supervised instructional or athletic programs.

434 5. Limited to day moorage.

435 6.a. Adult entertainment businesses shall be prohibited within three hundred
436 thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare
437 centers, public parks or trails, community centers, public libraries or churches. In
438 addition, adult entertainment businesses shall not be located closer than three thousand
439 feet to any other adult entertainment business. These distances shall be measured from
440 the property line of the parcel or parcels proposed to contain the adult entertainment
441 business to the property line of the parcels zoned RA, UR or R or that contain the uses
442 identified in this subsection B.6.a.

443 b. Adult entertainment businesses shall not be permitted within an area likely
444 to be annexed to a city subject to an executed interlocal agreement between King County
445 and a city declaring that the city will provide opportunities for the location of adult
446 businesses to serve the area. The areas include those identified in the maps attached to
447 Ordinance 13546.

448 7. Clubhouses, maintenance buildings, equipment storage areas and driving
449 range tees shall be at least fifty feet from residential property lines. Lighting for practice
450 greens and driving range ball impact areas shall be directed away from adjoining
451 residential zones. Applications shall comply with adopted best management practices for
452 golf course development. Within the RA zone, those facilities shall be permitted only in
453 the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area,
454 regionally significant resource areas or locally significant resource areas. Ancillary

455 facilities associated with a golf course are limited to practice putting greens, maintenance
456 buildings and other structures housing administrative offices or activities that provide
457 convenience services to players. These convenience services are limited to a pro shop,
458 food services and dressing facilities and shall occupy a total of no more than ten thousand
459 square feet. Furthermore, the residential density that is otherwise permitted by the zone
460 shall not be used on other portions of the site through clustering or on other sites through
461 the transfer of density provision. This residential density clustering or transfer limitation
462 shall be reflected in a deed restriction that is recorded at the time applicable permits for
463 the development of the golf course are issued.

464 8. Limited to golf driving ranges, only as:

465 a. accessory to golf courses; or

466 b. accessory to ((a)) large active recreation and multiuse parks.

467 9.a. New structures and outdoor ranges shall maintain a minimum distance of
468 fifty feet from property lines adjoining residential zones, but existing facilities shall be
469 exempt.

470 b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets
471 or arrows from leaving the property.

472 c. Site plans shall include: safety features of the range; provisions for reducing
473 sound produced on the firing line; elevations of the range showing target area, backdrops
474 or butts; and approximate locations of buildings on adjoining properties.

475 d. Subject to the licensing provisions of K.C.C. Title 6.

476 10.a. Only in an enclosed building, and subject to the licensing provisions of
477 K.C.C. Title 6;

b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by:

(1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and

(2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users.

11. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.

12. Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This condition applies to the UR zone only if the property is located within a designated unincorporated rural town.

13. Subject to the following:

a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;

b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted;

c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and

d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.

501 14. Excluding amusement and recreational uses classified elsewhere in this
502 chapter.

503 15. For amusement and recreation services not otherwise provided for in this
504 chapter:

505 a. In the RA zones, not subject to regulation under K.C.C. Title 6 and only on
506 sites at least five acres or larger;

507 b. Retail sales are limited to incidental sales to patrons of the amusement or
508 recreation service; and

509 c. Does not involve the operation of motor vehicles or off-road vehicles,
510 including, but not limited to, motorcycles and gocarts.

511 16. Subject to the following conditions:

512 a. The length of stay per party in campgrounds shall not exceed one hundred
513 eighty days during a three-hundred-sixty-five-day period; and

514 b. Only for campgrounds that are part of a proposed or existing county park,
515 that are subject to review and public meetings through the department of natural
516 resources and parks.

517 17. Only for stand-alone sports clubs that are not part of a park.

518 18. Subject to review and approval of conditions to comply with trail corridor
519 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

520 19. Only as accessory to a large active recreation and multiuse park.

521 20. Only as accessory to a large active recreation and multiuse park with the
522 floor area of an individual outdoor performance center stage limited to three thousand
523 square feet.

524 21. Limited to rentals of sports and recreation equipment with a total floor area
525 of no more than seven hundred fifty square feet and only as accessory to a park, or in the
526 RA zones, to a large active recreation and multiuse park.

527 22. Only as accessory to a large active recreation and multiuse park and limited
528 to:

- 529 a. water slides, wave pools and associated water recreation facilities; and
- 530 b. rentals of sports and recreation equipment.

531 23. Limited to natural resource and heritage museums and only allowed in a
532 farm or forestry structure, including, but not limited to barns or sawmills, existing as of
533 December 31, 2003.

534 24. Use is permitted without a conditional use permit only when in compliance
535 with all of the following conditions:

536 a. The use is limited to camps for youths or for persons with special needs due
537 to a disability, as defined by the American With Disabilities Act of 1990, or due to a
538 medical condition and including training for leaders for those who use the camp;

539 b. Active recreational activities shall not involve the use of motorized vehicles
540 such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The
541 prohibition on motorized vehicles does not apply to such vehicles that may be necessary
542 for operation and maintenance of the facility or to a client-specific vehicle used as a
543 personal mobility device;

544 c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number
545 of overnight campers, not including camp personnel, in a new camp shall not exceed:

- 546 (a) one hundred and fifty for a camp between twenty and forty acres; or

(b) for a camp greater than forty acres, but less than two hundred and fifty acres, the number of users allowed by the design capacity of a water system and on-site sewage disposal system approved by the department of health, Seattle/King County, up to a maximum of three hundred and fifty; and

(2) Existing camps shall be subject to the following:

(a) For a camp established before August 11, 2005, with a conditional use permit and is forty acres or larger, but less than one hundred and sixty acres, the number of overnight campers, not including camp personnel, may be up to one hundred and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section.

(b) For a camp established before August 11, 2005, with a conditional use permit and is one hundred and sixty acres or larger, but less than two hundred acres, the number of overnight campers, not including camp personnel, may be up to three hundred and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section. The camp may terminate operations at its existing site and establish a new camp if the area of the camp is greater than two hundred and fifty acres and the number of overnight campers, not including camp personnel, shall not exceed seven hundred.

d. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

e. The camp facilities, such as a medical station, food service hall, and activity rooms, shall be of a scale to serve overnight camp users;

f. The minimum size of parcel for such use shall be twenty acres;

g. Except for any permanent caretaker residence, all new structures where camp users will be housed, fed or assembled shall be no less than fifty feet from properties not related to the camp;

h. In order to reduce the visual impacts of parking areas, sports and activity fields or new structures where campers will be housed, fed or assembled, the applicant shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest property line and such parking area, field, or structures, by retaining existing vegetation or augmenting as necessary to achieve the required level of screening;

i. If the site is adjacent to an arterial roadway, access to the site shall be directly onto said arterial unless direct access is unsafe due inadequate sight distance or extreme grade separation between the roadway and the site;

j. If direct access to the site is via local access streets, transportation demand management measures, such as use of carpools, buses or vans to bring in campers, shall be used to minimize traffic impacts;

k. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any adjacent property; and

l. A community meeting shall be convened by the applicant (~~((before))~~) before submittal of an application for permits to establish a camp, or to expand the number of camp users on an existing camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of the meeting shall be provided at least two weeks in advance to all property owners within five hundred feet, or at least twenty of the nearest property owners, whichever is greater. The notice shall at a minimum contain a brief description of the project and the location, as well as, contact persons and numbers.

591 25. Limited to theaters primarily for live productions located within a Rural
592 Town designated by the King County Comprehensive Plan.

593 26.a. Only in an enclosed building; and

594 b. A copy of the current liability policy of not less than one million dollars for
595 bodily injury or death shall be maintained in the department.

596 27. Minimum standards for outdoor paintball recreation fields:

597 a. The minimum site area is twenty-five acres;

598 b. Structure shall be no closer than one hundred feet from any lot line adjacent
599 to a residential zoned property;

600 c. The area where paintballs are discharged shall be located more than three
601 hundred feet of any lot line and more than five hundred feet from the lot line of any
602 adjoining residential property. The department may allow for a lesser setback if it
603 determines through the conditional use permit review that the lesser setback in combination with
604 other elements of the site design provides adequate protection to adjoining properties and rights-
605 of-ways;

606 d. A twenty-foot high nylon mesh screen shall be installed around all play
607 areas and shall be removed at the end of each day when the play area is not being used.
608 The department may allow for the height of the screen to be lowered to no less than ten
609 feet if it determines through the conditional use permit review that the lower screen in
610 combination with other elements of the site design provides adequate protection from
611 discharged paintballs;

612 e. All parking and spectator areas, structures and play areas shall be screened
613 from adjoining residential zoned property and public rights of way with Type 1
614 landscaping at least ten feet wide;

615 f. Any retail sales conducted on the property shall be accessory and incidental
616 to the permitted activity and conducted only for the participants of the site;

617 g. A plan of operations specifying days and hours of operation, number of
618 participants and employees, types of equipment to be used by users of the site, safety
619 procedures, type of compressed air fuel to be used on the site and storage and
620 maintenance procedures for the compressed air fuel shall be provided for review in
621 conjunction with the conditional use permit application. All safety procedures shall be
622 reviewed and approved by department of public safety before submittal of the conditional use
623 permit application. All activities shall be in compliance with National Paintball League
624 standards;

625 h. The hours of operation shall be limited to Saturdays and Sundays and
626 statutory holidays from 8:30 A.M. to 8:30 P.M., and further restricted as applicable to
627 daylight hours;

628 i. No more than one hundred paintball players shall be allowed on the site at
629 any one time;

630 j. No outdoor lights or amplified sounds shall be permitted;

631 k. The facility shall have direct access to a road designated as a major collector
632 (or higher) in the Comprehensive Plan unless the department determines through the
633 conditional use permit review that the type and amount of traffic generated by the facility

is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage;

l. The facility shall be secured at the close of business each day;

m. All equipment and objects used in the paintball activities shall be removed from the site within ninety days of the discontinuance of the paintball use; and

n. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be submitted with the conditional use permit application and shall be maintained in the department.

28. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035

. 29. Only if:

a. the recreational vehicle park is located on the site of a regional motor sport facility;

b. services are provided only to persons conducting business or employed at the regional motor sport facility, to event participants or to race spectators; and

c. the general location of the recreational vehicle park conforms to the council-approved master site plan for the regional motor sport facility.

SECTION 10. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050 are each hereby amended to read as follows:

653

A. General services land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use C-Conditional Use S-Special Use	Z	A	F	M	R	U R	U	R	N B	C B	R B	O	I
		G	O	I	U	R E	R	E	E U	O U	E U	F	N
		R	R	N	R	B S	B	S	I S	M S	G S	F	D
	O	I	E	E	A	A E	A	I	G I	M I	I I	I	U
	N	C	S	R	L	N R	N	D	H N	U N	O N	C	S
	E	U	T	A		V		E	B E	N E	N E	E	T
		L		L		E		N	O S	I S	A S		R
		T						T	R S	T S	L S		I
		U						I	H	Y			A
		R						A	O				L
	E							L	O				
									D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PERSONAL SERVICES:												
72	General Personal Service						C25 C37	C25 C37*	P	P	P	P3	P 3
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5 and	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24	

					31								
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P 7
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P 7
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P10	P10	P10		P
753	Automotive Repair (1)								P11	P	P		P
754	Automotive Service								P11	P	P		P
76	Miscellaneous Repair	P3 3			P32 P33	P32	P32	P32	P32	P	P		P
866	Church, Synagogue, Temple				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P13	P	P	P	
0752	Animal specialty services				C P35 P36	C			P	P	P	P	P
*	Stable	P1 4 C			P14 C31	P14 C	P 14 C						
*	Kennel or Cattery	P9			C	C				C	P		
*	Theatrical Production									P30	P28		

	Services												
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility				P21	P21	P21	P21	P22	P22	P	P21	P
*	Dog training facility	C34			C34	C34			P	P	P		P
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C 13a	P12 C13a	P12 C13a C37	P12 C13a C37	P	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P		
806	Hospital						C13a	C13a		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	EDUCATION SERVICES:												
*	Elementary School				P15 and 31	P	P	P		P16c	P16c	P16 c	
*	Middle/Junior High School				P16 C15 and 31	P	P	P		P16c	P16c	P16 c	
*	Secondary or High School				P16 C15	P26	P26	P26		P16c C	P16c C	P16 c	

					and 26 and 31								
*	Vocational School				P13a C31	P13a C	P13a C	P13a C			P	P17	P
*	Specialized Instruction School		P1 8		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				P16 C15 and 23 and 31	P23 C	P23 C	P23 C	C	P	P	P	P
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development REFERENCES: Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.													

654 B. Development conditions.

655 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
656 use table.

657 2. Except SIC Industry Group Nos.:

658 a. 835-Day Care Services, and

659 b. 836-Residential Care, which is otherwise provided for on the residential

660 permitted land use table.

661 3. Limited to SIC Industry Group and Industry Nos.:

662 a. 723-Beauty Shops;

663 b. 724-Barber Shops;

664 c. 725-Shoe Repair Shops and Shoeshine Parlors;

665 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and

666 e. 217-Carpet and Upholstery Cleaning.

667 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the
668 property is located within a designated unincorporated Rural Town.

669 5. Structures shall maintain a minimum distance of one hundred feet from
670 property lines adjoining residential zones.

671 6. Only as accessory to residential use, and:

672 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
673 with no openings except for gates, and have a minimum height of six feet; and

674 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
675 from property lines adjoining residential zones.

676 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
677 21A.08.060.A., or when located on the site of a regional motor sport facility:

678 a. services are provided only to persons conducting business or employed at
679 the regional motor sport facility, to event participants or to race spectators; and

680 b. the general location of the services conforms to the council-approved master
681 site plan for the regional motor sport facility.

682 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
683 or an accessory use to a school, church, park, sport club or public housing administered
684 by a public agency, and:

685 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
686 with no openings except for gates and have a minimum height of six feet;

687 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
688 from property lines adjoining residential zones;

689 c. Direct access to a developed arterial street shall be required in any
690 residential zone; and

691 d. Hours of operation may be restricted to assure compatibility with
692 surrounding development.

693 9.a. As a home occupation only, but the square footage limitations in K.C.C.
694 chapter 21A.30 for home occupations apply only to the office space for the veterinary
695 clinic, office space for the kennel or office space for the cattery, and:

696 (1) Boarding or overnight stay of animals is allowed only on sites of five
697 acres or more;

698 (2) No burning of refuse or dead animals is allowed;

699 (3) The portion of the building or structure in which animals are kept or
700 treated shall be soundproofed. All run areas, excluding confinement areas for livestock,
701 shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced
702 with concrete or other impervious material; and

703 (4) The provisions of K.C.C. chapter 21A.30 relative to animal keeping are
704 met.

b. The following additional provisions apply to kennels or catteries in the A zone:

(1) Impervious surface for the kennel or cattery shall not exceed twelve thousand square feet;

(2) Obedience training classes are not allowed except as provided in subsection B.34. of this section; and

(3) Any buildings or structures used for housing animals and any outdoor runs shall be set back one hundred and fifty feet from property lines.

10.a. No burning of refuse or dead animals is allowed;

b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and

c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery Repair Shops and Paint Shops is not allowed.

12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

13.a. Except as otherwise provided in 13.b. of this subsection, only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

b. Allowed for a social service agency on a site in the NB zone that serves transitional or low-income housing located within three hundred feet of the site on which the social service agency is located.

c. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation.

15. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility and serving only the public school or the school facility may be used. New public high schools shall be permitted subject to the review process in K.C.C. 21A.42.140.

16.a. For middle or junior high schools and secondary or high schools or school facilities, only as a reuse of a public school facility or school facility subject to K.C.C. chapter 21A.32. An expansion of such a school or a school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

b. Renovation, expansion, modernization or reconstruction of a school, a school facility, or the addition of relocatable facilities, is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

c. In CB, RB and O, for K-12 schools with no more than one hundred students.

17. All instruction must be within an enclosed structure.

18. Limited to resource management education programs.

19. Only as accessory to residential use, and:

a. Students shall be limited to twelve per one-hour session;

b. Except as provided in subsection c. of this subsection, all instruction must be within an enclosed structure;

c. Outdoor instruction may be allowed on properties at least two and one-half acres in size. Any outdoor activity must comply with the requirements for setbacks in K.C.C. chapter 21A.12; and

d. Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining residential zones.

20. Subject to the following:

a. Structures used for the school and accessory uses shall maintain a minimum distance of twenty-five feet from property lines adjoining residential zones;

b. On lots over two and one-half acres:

771 (1) Retail sale of items related to the instructional courses is permitted, if total
772 floor area for retail sales is limited to two thousand square feet;

773 (2) Sale of food prepared in the instructional courses is permitted with
774 Seattle-King County department of public health approval, if total floor area for food
775 sales is limited to one thousand square feet and is located in the same structure as the
776 school; and

777 (3) Other incidental student-supporting uses are allowed, if such uses are
778 found to be both compatible with and incidental to the principal use; and

779 c. On sites over ten acres, located in a designated Rural Town and zoned any
780 one or more of UR, R-1 and R-4:

781 (1) Retail sale of items related to the instructional courses is permitted,
782 provided total floor area for retail sales is limited to two thousand square feet;

783 (2) Sale of food prepared in the instructional courses is permitted with
784 Seattle-King County department of public health approval, if total floor area for food
785 sales is limited to one thousand seven hundred fifty square feet and is located in the same
786 structure as the school;

787 (3) Other incidental student-supporting uses are allowed, if the uses are found
788 to be functionally related, subordinate, compatible with and incidental to the principal
789 use;

790 (4) The use shall be integrated with allowable agricultural uses on the site;

791 (5) Advertised special events shall comply with the temporary use
792 requirements of this chapter; and

793 (6) Existing structures that are damaged or destroyed by fire or natural event,
794 if damaged by more than fifty percent of their prior value, may reconstruct and expand an
795 additional sixty-five percent of the original floor area but need not be approved as a
796 conditional use if their use otherwise complies with development condition B.20.c. of this
797 section and this title.

798 21. Limited to drop box facilities accessory to a public or community use such
799 as a school, fire station or community center.

800 22. With the exception of drop box facilities for the collection and temporary
801 storage of recyclable materials, all processing and storage of material shall be within
802 enclosed buildings. Yard waste processing is not permitted.

803 23. Only if adjacent to an existing or proposed school.

804 24. Limited to columbariums accessory to a church, but required landscaping
805 and parking shall not be reduced.

806 25. Not permitted in R-1 and limited to a maximum of five thousand square feet
807 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

808 26.a. New high schools shall be permitted in the rural and the urban residential
809 and urban reserve zones subject to the review process in K.C.C. 21A.42.140.

810 b. Renovation, expansion, modernization, or reconstruction of a school, or the
811 addition of relocatable facilities, is permitted.

812 27. Limited to projects that do not require or result in an expansion of sewer
813 service outside the urban growth area. In addition, such use shall not be permitted in the
814 RA-20 zone.

815 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
816 21A.32 or as a joint use of an existing public school facility.

817 29. All studio use must be within an enclosed structure.

818 30. Adult use facilities shall be prohibited within six hundred sixty feet of any
819 residential zones, any other adult use facility, school, licensed daycare centers, parks,
820 community centers, public libraries or churches that conduct religious or educational
821 classes for minors.

822 31. Subject to review and approval of conditions to comply with trail corridor
823 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

824 32. Limited to repair of sports and recreation equipment:

825 a. as accessory to a large active recreation and multiuse park in the urban
826 growth area; or

827 b. as accessory to a park, or a large active recreation and multiuse park in the
828 RA zones, and limited to a total floor area of seven hundred fifty square feet.

829 33. Accessory to agricultural or forestry uses provided:

830 a. the repair of tools and machinery is limited to those necessary for the
831 operation of a farm or forest.

832 b. the lot is at least five acres.

833 c. the size of the total repair use is limited to one percent of the lot size up to a
834 maximum of five thousand square feet unless located in a farm structure, including, but
835 not limited to barns, existing as of December 31, 2003.

836 34. Subject to the following:

837 a. the lot is at least five acres;

b. in the A zones, area used for dog training shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production or areas without prime agricultural soils;

c. structures and areas used for dog training shall maintain a minimum distance of seventy-five feet from property lines; and

d. all training activities shall be conducted within fenced areas or in indoor facilities. Fences must be sufficient to contain the dogs.

35. Limited to animal rescue shelters and provided that:

a. the property shall be at least four acres;

b. buildings used to house rescued animals shall be no less than fifty feet from property lines;

c. outdoor animal enclosure areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the animals;

d. the facility shall be operated by a nonprofit organization registered under the Internal Revenue Code as a 501(c)(3) organization; and

e. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later than 7 p.m.

36. Limited to kennel-free dog boarding and daycare facilities, and:

a. the property shall be at least four and one-half acres;

b. buildings housing dogs shall be no less than seventy-five feet from property lines;

- 860 c. outdoor exercise areas shall be located no less than thirty feet from property
 861 lines and shall be fenced in a manner sufficient to contain the dogs;
- 862 d. the number of dogs allowed shall be limited to twenty-five, consistent with
 863 the provisions for hobby kennels, as provided in K.C.C. 11.04.060.B;
- 864 e. training and grooming are ancillary services that may be provided only to
 865 dogs staying at the facility; and
- 866 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
 867 and no later than 7 p.m.

868 37. Not permitted in R-1 and subject to the additional requirements in K.C.C.
 869 21A.12.250.

870 SECTION 11. Ordinance 10870, Section 333, as amended, and K.C.C.
 871 21A.08.060 are each hereby amended to read as follows:

872 A. Government/business services land uses.

KEY	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
	L			L			E		N	O	S	I	S	A	S		R
	T								T	R	S	T	S	L	S		I
	U								I	H		Y					A
	R								A	O							L
	E								L	O							
									D								

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I (30)
	GOVERNMENT SERVICES:												
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27			P		P
*	Public agency archives										P	P	P
921	Court									P4	P	P	
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P
9224	Fire Facility				C6 and 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	P29 C28	P29 C28 and 33	P29 C28	P29 C2 8	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C 33 P19	C P19	C P19	C 19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
	BUSINESS SERVICES:												
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and									P25	P	P10	P

	Taxi												
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14	P37	P	P	P	P
4221	Farm Product	P15			P15	P15((P
4222	Warehousing, Refrigeration and Storage	C36			and 33 C36)) C36							
*	Log Storage	P15	P		P26 and 33								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P

751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking								P20	P20	P21	P20	P
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop					C23	C2 3	C23	C23	C23	C24	C23	C24
GENERAL Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters CROSS 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and REFERENC Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*) Definition of this specific land use, see ES: K.C.C. chapter 21A.06.													

873 B. Development conditions.

874 1. Except self-service storage.

875 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and

876 Educational Research, see general business service/office.

877 3.a. Only as a re-use of a public school facility or a surplus nonresidential

878 facility subject to the provisions of K.C.C. chapter 21A.32; or

b. only when accessory to a fire facility and the office is no greater than one thousand five hundred square feet of floor area.

4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

5. New utility office locations only if there is no commercial/industrial zoning in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible alternative location is possible, and provided further that this condition applies to the UR zone only if the property is located within a designated unincorporated Rural Town.

6.a. All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;

b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street;

c. No outdoor storage; and

d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no feasible alternative location is possible.

7. Limited to storefront police offices. Such offices shall not have:

a. holding cells;

b. suspect interview rooms (except in the NB zone); (~~{or}~~) or

c. long-term storage of stolen properties.

8. Private stormwater management facilities serving development proposals located on commercial/industrial zoned lands shall also be located on commercial/industrial lands, unless participating in an approved shared facility drainage

902 plan. Such facilities serving development within an area designated urban in the King
903 County Comprehensive Plan shall only be located in the urban area.

904 9. No outdoor storage of materials.

905 10. Limited to office uses.

906 11. Limited to self-service household moving truck or trailer rental accessory to
907 a gasoline service station.

908 12. Limited to self-service household moving truck or trailer rental accessory to
909 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

910 13. Limited to SIC Industry No. 4215-Courier Services, except by air.

911 14. Accessory to an apartment development of at least twelve units provided:

912 a. The gross floor area in self service storage shall not exceed the total gross
913 floor area of the apartment dwellings on the site;

914 b. All outdoor lights shall be deflected, shaded and focused away from all
915 adjoining property;

916 c. The use of the facility shall be limited to dead storage of household goods;

917 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or
918 similar equipment;

919 e. No outdoor storage or storage of flammable liquids, highly combustible or
920 explosive materials or hazardous chemicals;

921 f. No residential occupancy of the storage units;

922 g. No business activity other than the rental of storage units;

923 h. A resident director shall be required on the site and shall be responsible for
924 maintaining the operation of the facility in conformance with the conditions of approval;
925 and

926 i. Before filing an application with the department, the applicant shall hold a
927 community meeting in accordance with K.C.C. 20.20.035.

928 15.a. The floor area devoted to warehousing, refrigeration or storage shall not
929 exceed two thousand square feet;

930 b. Structures and areas used for warehousing, refrigeration and storage shall
931 maintain a minimum distance of seventy-five feet from property lines adjoining
932 residential zones; and

933 c. Warehousing, refrigeration and storage is limited to agricultural products
934 and sixty percent or more of the products must be grown or processed in the Puget Sound
935 counties. At the time of the initial application, the applicant shall submit a projection of
936 the source of products to be included in the warehousing, refrigeration or storage.

937 16. Only as an accessory use to another permitted use, or when located on the
938 site of a regional motor sport facility:

939 a. Services are provided only to persons conducting business or employed at
940 the regional motor sport facility, to event participants or to race spectators; and

941 b. The general location of the services conforms to the council-approved
942 master site plan for the regional motor sport facility.

943 17. No outdoor storage.

944 18. Only as an accessory use to a public agency or utility yard, or to a transfer
945 station.

946 19. Limited to new commuter parking lots designed for thirty or fewer parking
947 spaces or commuter parking lots located on existing parking lots for churches, schools, or
948 other permitted nonresidential uses that have excess capacity available during
949 commuting; provided that the new or existing lot is adjacent to a designated arterial that
950 has been improved to a standard acceptable to the department of transportation;

951 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

952 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
953 vehicles.

954 22. Storage limited to accessory storage of commodities sold at retail on the
955 premises or materials used in the fabrication of commodities sold on the premises.

956 23. Limited to emergency medical evacuation sites in conjunction with police,
957 fire or health service facility. Helistops are prohibited from the UR zone only if the
958 property is located within a designated unincorporated Rural Town.

959 24. Allowed as accessory to an allowed use.

960 25. Limited to private road ambulance services with no outside storage of
961 vehicles.

962 26. Limited to two acres or less.

963 27a. Utility yards only on sites with utility district offices; or

964 b. Public agency yards are limited to material storage for road maintenance
965 facilities.

966 28. Limited to bulk gas storage tanks that pipe to individual residences but
967 excluding liquefied natural gas storage tanks.

968 29. Excluding bulk gas storage tanks.

969 30. For I-zoned sites located outside the urban growth area designated by the
970 King County Comprehensive Plan, uses shall be subject to the provisions for rural
971 industrial uses in K.C.C. chapter 21A.12.

972 31. Vactor waste treatment, storage and disposal shall be limited to liquid
973 materials. Materials shall be disposed of directly into a sewer system, or shall be stored
974 in tanks (or other covered structures), as well as enclosed buildings.

975 32. Provided:

976 a. Off-street required parking for a land use located in the urban area must be
977 located in the urban area;

978 b. Off-street required parking for a land use located in the rural area must be
979 located in the rural area; and

980 c.(1) Except as provided in 32.c.(2) of this subsection, off-street required
981 parking must be located on a lot that would permit, either outright or through a land use
982 permit approval process, the land use the off-street parking will serve.

983 (2) For a social service agency allowed under K.C.C. 21A.08.050.B.13.b. to
984 be located on a site in the NB zone, off-street required parking may be located on a site
985 within three hundred feet of the social service agency, regardless of zoning classification
986 of the site on which the parking is located.

987 33. Subject to review and approval of conditions to comply with trail corridor
988 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

989 34. Limited to landscape and horticultural services (SIC 078) that are accessory
990 to a retail nursery, garden center and farm supply store. Construction equipment for the
991 accessory use shall not be stored on the premises.

992 35. Allowed as a primary or accessory use to an allowed industrial-zoned land
993 use.

994 36. Accessory to agricultural uses provided:

995 a. In the RA zones and on lots less than thirty-five acres in the A zone, the
996 floor area devoted to warehousing, refrigeration or storage shall not exceed three
997 thousand five hundred square feet unless located in a building designated as historic
998 resource under K.C.C. chapter 20.62;

999 b. On lots at least thirty-five acres in the A zones, the floor area devoted to
1000 warehousing, refrigeration or storage shall not exceed seven thousand square feet unless
1001 located in a building designated as historic resource under K.C.C. chapter 20.62.

1002 c. In the A zones, structures and areas used for warehousing, refrigeration and
1003 storage shall be located on portions of agricultural lands that are unsuitable for other
1004 agricultural purposes, such as areas within the already developed portion of such
1005 agricultural lands that are not available for direct agricultural production, or areas without
1006 prime agricultural soils;

1007 d. Structures and areas used for warehousing, refrigeration or storage shall
1008 maintain a minimum distance of seventy-five feet from property lines adjoining
1009 residential zones; and

1010 e. Warehousing, refrigeration and storage is limited to agricultural products
1011 and sixty percent or more of the products must be grown or processed in the Puget Sound
1012 counties. At the time of the initial application, the applicant shall submit a projection of
1013 the source of products to be included in the warehousing, refrigeration or storage.

1014 37. Use shall be limited to the NB zone on parcels outside of the Urban Growth
 1015 Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such
 1016 use shall not exceed ten thousand square feet.

1017 SECTION 12. Ordinance 10870, Section 334, as amended, and K.C.C.
 1018 21A.08.070 are each hereby amended to read as follows:

1019 A. Retail land uses.

KEY			RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use			Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		E	U	T	A			V		E	B	E	N	E	N	E	E	T	
			L		L			E		N	O	S	I	S	A	S		R	
			T							T	R	S	T	S	L	S		I	
			U							I	H		Y					A	
			R							A	O							L	
			E							L	O								
										D									
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)						
*	Building Materials and Hardware Stores		P23						P2	P	P								
*	Retail	P1			P1				P	P	P								

	Nursery, Garden Center and Farm Supply Stores	C1			C1								
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6
*	Agricultural Product Sales	P7 C7	P4		P7 C7	P3	P3						
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		<u>P24</u>
554	Gasoline Service Stations								P	P	P		<u>P24</u>
56	Apparel and Accessory Stores									P	P		<u>P25</u>
*	Furniture and Home Furnishings Stores									P	P		

58	Eating and Drinking Places				P21 C19		P20 C16	P20 P16	P10	P	P	P	P24
*	Drug Stores						C15a	P15	P	P	P	C	
592	Liquor Stores	P13			P13	P13			P13	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P22	P	P	P22	P22
*	Book, Stationery, Video and Art Supply Stores						C15a	P15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic								P	P	P		

	Shops												
*	Fabric Shops									P	P		
598	Fuel Dealers									C11	P		P
*	Florist Shops						C15a	P15	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P12		P
*	Livestock Sales	P17	P17		P17	P17	P17 and 18						P
GENERAL Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, CROSS see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 REFERENCES: through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

1020 B. Development conditions.

1021 1.a. As a permitted use, covered sales areas shall not exceed a total area of two
1022 thousand square feet, unless located in a building designated as historic resource under
1023 K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three
1024 thousand five hundred square feet may be allowed. Greenhouses used for the display of
1025 merchandise other than plants shall be considered part of the covered sales area.
1026 Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not
1027 considered part of the covered sales area;

- 1028 b. The site area shall be at least four and one-half acres;
- 1029 c. Sales may include locally made arts and crafts; and
- 1030 d. Outside lighting is permitted if no off-site glare is allowed.
- 1031 2. Only hardware stores.
- 1032 3.a. Limited to products grown on site.
- 1033 b. Covered sales areas shall not exceed a total area of five hundred square feet.
- 1034 4. No permanent structures or signs.
- 1035 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
- 1036 maximum of two thousand square feet of gross floor area.
- 1037 6. Limited to a maximum of two thousand square feet of gross floor area, or
- 1038 when located on the site of a regional motor sport facility:
- 1039 a. Services are provided only to persons conducting business or employed at
- 1040 the regional motor sport facility, to event participants or to race spectators; and
- 1041 b. The general location of the services conforms to the council-approved
- 1042 master site plan for the regional motor sport facility.
- 1043 7.a. As a permitted use, the covered sales area shall not exceed two thousand
- 1044 square feet, unless located in a building designated as a historic resource under K.C.C.
- 1045 chapter 20.62. As a conditional use, up to three thousand five hundred square feet of
- 1046 covered sales area may be allowed;
- 1047 b. The site area shall be at least four and one-half acres;
- 1048 c. Forty percent or more of the gross sales of agricultural product sold through
- 1049 the store must be sold by the producers of primary agricultural products;

1050 d. Sixty percent or more of the gross sales of agricultural products sold through
1051 the store shall be derived from products grown or produced in the Puget Sound counties.

1052 At the time of the initial application, the applicant shall submit a reasonable projection of
1053 the source of product sales;

1054 e. Sales shall be limited to agricultural products and locally made arts and
1055 crafts;

1056 f. Storage areas for agricultural products may be included in a farm store
1057 structure or in any accessory building; and

1058 g. Outside lighting is permitted if no off-site glare is allowed.

1059 8. Excluding retail sale of trucks exceeding one-ton capacity.

1060 9. Only the sale of new or reconditioned automobile supplies is permitted.

1061 10. Excluding SIC Industry No. 5813-Drinking Places.

1062 11. No outside storage of fuel trucks and equipment.

1063 12. Excluding vehicle and livestock auctions.

1064 13. Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages,
1065 and limited to sales of products produced on site and incidental items where the majority
1066 of sales are generated from products produced on site.

1067 14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to
1068 a maximum of five thousand square feet of gross floor area, and subject to K.C.C.
1069 21A.12.230; and

1070 b. Before filing an application with the department, the applicant shall hold a
1071 community meeting in accordance with K.C.C. 20.20.035.

1072 15.a. Not permitted in R-1 and limited to a maximum of five thousand square
1073 feet of gross floor area and subject to K.C.C. 21A.12.230; and

1074 b. Before filing an application with the department, the applicant shall hold a
1075 community meeting in accordance with K.C.C. 20.20.035.

1076 16. a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking
1077 Places, and limited to a maximum of five thousand square feet of gross floor area and
1078 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

1079 b. Before filing an application with the department, the applicant shall hold a
1080 community meeting in accordance with K.C.C. 20.20.035.

1081 17. Retail sale of livestock is permitted only as accessory to raising livestock.

1082 18. Limited to the R-1 zone.

1083 19. Only as:

1084 a. an accessory use to a permitted manufacturing or retail land use, limited to
1085 espresso stands to include sales of beverages and incidental food items, and not to include
1086 drive-through sales; or

1087 b. an accessory use to a large active recreation and multiuse park, limited to a
1088 total floor area of three thousand five hundred square feet.

1089 20. Only as:

1090 a. an accessory use to a large active recreation and multiuse park; or

1091 b. an accessory use to a park and limited to a total floor area of one thousand
1092 five hundred square feet.

1093 21. Accessory to a park, limited to a total floor area of seven hundred fifty
1094 square feet.

- 1095 22. Only as an accessory use to:
- 1096 a. a large active recreation and multiuse park in the urban growth area; or
- 1097 b. a park, or a large active recreation and multiuse park in the RA zones, and
- 1098 limited to a total floor area of seven hundred and fifty square feet.
- 1099 23. Only as accessory to SIC Industry Group No. 242-Sawmills and;
- 1100 a. limited to lumber milled on site; and
- 1101 b. the covered sales area is limited to two thousand square feet. The covered
- 1102 sales area does not include covered areas used to display only milled lumber.
- 1103 24. For establishments located on the site of a regional motor sport facility:
- 1104 a. services are provided only to persons conducting business or employed at
- 1105 the regional motor sport facility, to event participants or to race spectators; and
- 1106 b. the general location of the services conforms to the council-approved master
- 1107 site plan for the regional motor sport facility.
- 1108 25. Only when:
- 1109 a. located on the site of a regional motor sport facility;
- 1110 b. services are provided only to persons conducting business or employed at
- 1111 the regional motor sport facility, to event participants or to race spectators; and
- 1112 c. the general location of the services conforms to the council-approved master
- 1113 site plan for the regional motor sport facility.
- 1114 SECTION 13. Ordinance 10870, Section 335, as amended, and K.C.C.
- 1115 21A.08.080 are each hereby amended to read as follows:
- 1116 A. Manufacturing land uses.

KEY		RESOURCE	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
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P-Permitted Use C-Conditional Use S-Special Use		Z	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L				E		N	O	S	I	S	A	S		R
		T								T	R	S	T	S	L	S		I
		U								I	H		Y					A
		R								A	O							L
		E								L	O	D						
SIC #	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				
														(11)				
20	Food and Kindred Products	P1 C1	P1		P1 C1	P1				P2	P2	P2 C		P2 C				
*/2082	Winery/Brewery	P3 C12			P3 C12	P3				P18	P18	P		P				
*	Materials Processing Facility	P13	P14 C	P15 C16	P17 C									P				
22	Textile Mill Products													C				
23	Apparel and other Textile Products											C		P				
24	Wood Products, except furniture	P4	P4 C5		P4, C5	P4						C6		P				
25	Furniture and Fixtures											C		P				
26	Paper and Allied Products													C				
27	Printing and Publishing									P7	P7	P7C	P7C	P				
28	Chemicals and Allied													C				

	Products												
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P6	P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P19
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P19
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling										C	C	P

	Instruments												
39	Miscellaneous Light Manufacturing										C		P19
*	Motor Vehicle and Bicycle Manufacturing												P20 C
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading										C		P19
781-82	Movie Production/Distribution										P		P
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see REFERENCES: K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06													

- 1117 B. Development conditions.
- 1118 1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;
- 1119 b. In the A zone, only allowed on sites where the primary use is SIC industry
- 1120 Group No. 01-Growing Harvesting Crops or No. 02-Raising Livestock and Small
- 1121 Animals.
- 1122 c. In the RA and UR zones, only allowed on lots of at least four and one-half
- 1123 acres and only when accessory to an agricultural use;
- 1124 d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section,
- 1125 the floor area devoted to all processing shall not exceed three thousand five hundred
- 1126 square feet, unless located in a building designated as historic resource under K.C.C.
- 1127 chapter 20.62;

1128 (2) With a conditional use permit, up to five thousand square feet of floor
1129 area may be devoted to all processing; and

1130 (3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to
1131 all processing shall not exceed seven thousand square feet, unless located in a building
1132 designated as historic resource under K.C.C. chapter 20.62;

1133 e. Structures and areas used for processing shall maintain a minimum distance of
1134 seventy-five feet from property lines adjoining residential zones, unless located in a
1135 building designated as historic resource under K.C.C. chapter 20.62;

1136 f. Processing is limited to agricultural products and sixty percent or more of
1137 the products processed must be grown in the Puget Sound counties. At the time of initial
1138 application, the applicant shall submit a projection of the source of products to be
1139 produced;

1140 g. In the A zone, structures used for processing shall be located on portions of
1141 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
1142 the already developed portion of such agricultural lands that are not available for direct
1143 agricultural production, or areas without prime agricultural soils; and

1144 h. Tasting of products produced on site may be provided. The area devoted to
1145 tasting shall be included in the floor area limitation in subsection B.1.d. of this section.

1146 2. Except slaughterhouses.

1147 3.a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

1148 b. In the A zone, only allowed on sites where the primary use is SIC Industry
1149 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small
1150 Animals;

- 1151 c. In the RA and UR zones, only allowed on lots of at least four and one-half
1152 acres;
- 1153 d. The floor area devoted to all processing shall not exceed three thousand five
1154 hundred square feet, unless located in a building designated as historic resource under
1155 K.C.C. chapter 20.62.
- 1156 e. Structures and areas used for processing shall maintain a minimum distance
1157 of seventy-five feet from property lines adjoining residential zones, unless located in a
1158 building designated as historic resource under K.C.C. chapter 20.62;
- 1159 f. Sixty percent or more of the products processed must be grown in the Puget
1160 Sound counties. At the time of the initial application, the applicant shall submit a
1161 projection of the source of products to be produced; and
- 1162 g. Tasting of products produced on site may be provided. The area devoted to
1163 tasting shall be included in the floor area limitation in subsection B.3.c. of this section.
- 1164 4. Limited to rough milling and planing of products grown on-site with portable
1165 equipment.
- 1166 5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites,
1167 limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.
- 1168 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
1169 No. 2431-Millwork, (excluding planing mills).
- 1170 7. Limited to photocopying and printing services offered to the general public.
- 1171 8. Only within enclosed buildings, and as an accessory use to retail sales.
- 1172 9. Only within enclosed buildings.
- 1173 10. Limited to boat building of craft not exceeding forty-eight feet in length.

1174 11. For I-zoned sites located outside the urban growth area designated by the
1175 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
1176 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
1177 rural industrial uses as set forth in K.C.C. chapter 21A.12.

1178 12. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

1179 b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area
1180 of structures for wineries and breweries and any accessory uses shall not exceed a total of
1181 eight thousand square feet. The floor area may be increased by up to an additional eight
1182 thousand square feet of underground storage that is constructed completely below natural
1183 grade, not including required exits and access points, if the underground storage is at least
1184 one foot below the surface and is not visible above ground; and

1185 (2) On Vashon-Maury Island, the total floor area of structures for wineries
1186 and breweries and any accessory uses may not exceed six thousand square feet, including
1187 underground storage;

1188 c. Wineries and breweries shall comply with Washington state Department of
1189 Ecology and King County board of health regulations for water usage and wastewater
1190 disposal. Wineries and breweries using water from exempt wells shall install a water
1191 meter;

1192 d. Off-street parking is limited to one hundred and fifty percent of the
1193 minimum requirement for wineries or breweries specified in K.C.C. 21A.18.030;

1194 e. Structures and areas used for processing shall be set back a minimum
1195 distance of seventy-five feet from property lines adjacent to residential zones, unless the

processing is located in a building designated as historic resource under K.C.C. chapter 20.62;

f. The minimum site area is four and one-half acres. If the total floor area of structures for wineries and breweries and any accessory uses exceed six thousand square feet, including underground storage:

(1) the minimum site area is ten acres; and

(2) a minimum of two and one-half acres of the site shall be used for the growing of agricultural products;

g. The facility shall be limited to processing agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties.

At the time of the initial application, the applicant shall submit a projection of the source of products to be processed; and

h. Tasting of products produced on site may be provided. The area devoted to tasting shall be included in the floor area limitation in subsection B.12.b of this section.

13. Limited to source separated organic waste processing facilities at a scale appropriate to process the organic waste generated in the agricultural zone.

14. Only on the same lot or same group of lots under common ownership or documented legal control, which include, but is not limited to, fee simple ownership, a long-term lease or an easement:

a. as accessory to a primary forestry use and at a scale appropriate to process the organic waste generated on the site; or

1217 b. as a continuation of a sawmill or lumber manufacturing use only for that
1218 period to complete delivery of products or projects under contract at the end of the
1219 sawmill or lumber manufacturing activity.

1220 15. Only on the same lot or same group of lots under common ownership or
1221 documented legal control, which includes, but is not limited to, fee simple ownership, a
1222 long-term lease or an easement:

1223 a. as accessory to a primary mineral use; or

1224 b. as a continuation of a mineral processing use only for that period to
1225 complete delivery of products or projects under contract at the end of mineral extraction.

1226 16. Continuation of a materials processing facility after reclamation in
1227 accordance with an approved reclamation plan.

1228 17. Only a site that is ten acres or greater and that does not use local access
1229 streets that abut lots developed for residential use.

1230 18.a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

1231 b. The floor area devoted to all processing shall not exceed three thousand five
1232 hundred square feet, unless located in a building designated as historic resource under
1233 K.C.C. chapter 20.62;

1234 c. Structures and areas used for processing shall maintain a minimum distance
1235 of seventy-five feet from property lines adjoining residential zones, unless located in a
1236 building designated as historic resource under K.C.C. chapter 20.62; and

1237 d. Tasting of products produced on site may be provided. The area devoted to
1238 tasting shall be included in the floor area limitation in subsection B.18.b. of this section.

1239 19. For establishments located on the site of a regional motor sport facility:

1240 a. Services are provided only to persons conducting business or employed at
 1241 the regional motor sport facility, to event participants or to race spectators; and

1242 b. The general location of the services conforms to the council-approved
 1243 master site plan for the regional motor sport facility.

1244 20. Only when:

1245 a. located on the site of a regional motor sport facility;

1246 b. services are provided only to persons conducting business or employed at
 1247 the regional motor sport facility, to event participants or to race spectators; and

1248 c. the general location of the services conforms to the council-approved master
 1249 site plan for the regional motor sport facility.

1250 SECTION 14. Ordinance 10870, Section 336, as amended, and K.C.C.

1251 21A.08.090 are each hereby amended to read as follows:

1252 A. Resource land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L			E		N	O	S	I	S	A	S		R
		T							T	R	S	T	S	L	S		I
		U							I	H		Y					A
		R							A	O							L
		E							L	O							
									D								

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	AGRICULTURE:												
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals	P	P		P	P	P6						P
*	Agriculture Training Facility	C10											
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	FORESTRY:												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	MINERAL:												
10,12,14	Mineral Extraction and Processing		P9 C	P C11									<u>P14</u>
2951,	Asphalt/Concrete		P8	P8									P

3271, 3273	Mixtures and Block		C11	C11									
	ACCESSORY USES:												
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

- 1253 B. Development conditions.
- 1254 1. May be further subject to K.C.C. Title 25, Shoreline Management.
- 1255 2. Only forest research conducted within an enclosed building.
- 1256 3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
- 1257 4. Excluding housing for agricultural workers.
- 1258 5. Limited to either maintenance or storage facilities, or both, in conjunction
- 1259 with mineral extraction or processing operation.
- 1260 6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.
- 1261 7. Only in conjunction with a mineral extraction site plan approved in
- 1262 accordance with K.C.C. chapter 21A.22.
- 1263 8. Only on the same lot or same group of lots under common ownership or
- 1264 documented legal control, which includes, but is not limited to, fee simple ownership, a
- 1265 long-term lease or an easement:
- 1266 a. as accessory to a primary mineral extraction use;

1267 b. as a continuation of a mineral processing only for that period to complete
1268 delivery of products or projects under contract at the end of a mineral extraction; or

1269 c. for a public works project under a temporary grading permit issued in
1270 accordance with K.C.C. 16.82.152.

1271 9. Limited to mineral extraction and processing:

1272 a. on a lot or group of lots under common ownership or documented legal control,
1273 which includes but is not limited to, fee simple ownership, a long-term lease or an
1274 easement;

1275 b. that are located greater than one-quarter mile from an established residence;
1276 and

1277 c. that do not use local access streets that abut lots developed for residential
1278 use.

1279 10. Agriculture training facilities are allowed only as an accessory to existing
1280 agricultural uses and are subject to the following conditions:

1281 a. The impervious surface associated with the agriculture training facilities
1282 shall comprise not more than ten percent of the allowable impervious surface permitted
1283 under K.C.C. 21A.12.040;

1284 b. New or the expansion of existing structures, or other site improvements,
1285 shall not be located on class 1, 2 or 3 soils;

1286 c. The director may require reuse of surplus structures to the maximum extent
1287 practical;

1288 d. The director may require the clustering of new structures with existing
1289 structures;

e. New structures or other site improvements shall be set back a minimum distance of seventy-five feet from property lines adjoining residential zones;

f. Bulk and design of structures shall be compatible with the architectural style of the surrounding agricultural community;

g. New sewers shall not be extended to the site;

h. Traffic generated shall not impede the safe and efficient movement of agricultural vehicles, nor shall it require capacity improvements to rural roads;

i. Agriculture training facilities may be used to provide educational services to the surrounding rural/agricultural community or for community events. Property owners may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;

j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;

k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and

l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.

11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.

1311 12.a. Activities at the camp shall be limited to agriculture and agriculture-
1312 oriented activities. In addition, activities that place minimal stress on the site's
1313 agricultural resources or activities that are compatible with agriculture are permitted.

- 1314 (1) passive recreation;
1315 (2) training of individuals who will work at the camp;
1316 (3) special events for families of the campers; and
1317 (4) agriculture education for youth.

1318 b. Outside the camp center, as provided for in subsection B.12.e of this section,
1319 camp activities shall not preclude the use of the site for agriculture and agricultural
1320 related activities, such as the processing of local food to create value-added products and
1321 the refrigeration and storage of local agricultural products. The camp shall be managed
1322 to coexist with agriculture and agricultural activities both onsite and in the surrounding
1323 area.

1324 c. A farm plan shall be required for commercial agricultural production to
1325 ensure adherence to best management practices and soil conservation.

1326 d.(1) The minimum site area shall be five hundred acres. Unless the property
1327 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)
1328 of this section, a minimum of five hundred acres of the site must be owned by a single
1329 individual, corporation, partnership or other legal entity and must remain under the
1330 ownership of a single individual, corporation, partnership or other legal entity for the
1331 duration of the operation of the camp.

1332 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property
1333 owner from selling or transferring the development rights for a portion or all of the site to

the King County farmland preservation program or, if the development rights are extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

e. The impervious surface associated with the camp shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

f. Structures for living quarters, dining facilities, medical facilities and other nonagricultural camp activities shall be located in a camp center. The camp center shall be no more than fifty acres and shall depicted on a site plan. New structures for nonagricultural camp activities shall be clustered with existing structures;

g. To the extent practicable, existing structures shall be reused. The applicant shall demonstrate to the director that a new structure for nonagricultural camp activities cannot be practicably accommodated within an existing structure on the site, though cabins for campers shall be permitted only if they do not already exist on site;

h. Camp facilities may be used to provide agricultural educational services to the surrounding rural and agricultural community or for community events. If required by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for community events;

i. Lodging and food service facilities shall only be used for activities related to the camp or for agricultural education programs or community events held on site;

j. Incidental uses, such as office and storage, shall be limited to those that directly support camp activities, farm operations or agricultural education programs;

k. New nonagricultural camp structures and site improvements shall maintain a minimum set-back of seventy-five feet from property lines adjoining residential zones;

1. Except for legal nonconforming structures existing as of January 1, 2007, camp facilities, such as a medical station, food service hall and activity rooms, shall be of a scale to serve overnight camp users;

m. Landscaping equivalent to a type III landscaping screen, as provided for in K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures and site improvements located within two hundred feet of an adjacent residential zoned property not associated with the camp;

n. New sewers shall not be extended to the site;

o. The total number of persons staying overnight shall not exceed three hundred;

p. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

q. Traffic generated by camp activities shall not impede the safe and efficient movement of agricultural vehicles nor shall it require capacity improvements to rural roads;

r. If the site is adjacent to an arterial roadway, access to the site shall be directly onto the arterial unless the county road engineer determines that direct access is unsafe;

s. If direct access to the site is via local access streets, transportation management measures shall be used to minimize adverse traffic impacts;

t. Camp recreational activities shall not involve the use of motor vehicles unless the motor vehicles are part of an agricultural activity or are being used for the transportation of campers, camp personnel or the families of campers. Camp personnel

1379 may use motor vehicles for the operation and maintenance of the facility. Client-specific
 1380 motorized personal mobility devices are allowed; and

1381 u. Lights to illuminate the camp or its structures shall be arranged to reflect the
 1382 light away from any adjacent property.

1383 13. Limited to digester receiving plant and animal waste from agricultural
 1384 activities and subject as follows:

1385 b. the digester must be included as part of a Washington state Department of
 1386 Agriculture-approved dairy nutrient plan; and

1387 c. the use must be accessory to an operating dairy or livestock operation.

1388 14. Only when:

1389 a. Located on the site of a regional motor sport facility;

1390 b. The timing and amount of materials to be extracted shall be:

1391 (1) during project construction, only as necessary to construct that phase of
 1392 the project approved for construction; or

1393 (2) during facility operation, only as necessary to comply with noise
 1394 mitigation measures or to accommodate site elevations necessary to the safe and efficient
 1395 movement of racing vehicles from their maintenance or service areas to their respective
 1396 raceway surfaces; and

1397 c. on-site processing of dirt, sand, and gravel, which shall be limited to sorting.

1398 SECTION 15. Ordinance 10870, Section 337, as amended, and K.C.C.

1399 21A.08.100 are each amended to read as follows:

1400 A. Regional land uses.

KEY	RESOURCE	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
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P -Permitted Use		Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C -Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S -Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
			U	T	A			V		E	B	E	N	E	N	E	E	T
			L		L			E		N	O	S	I	S	A	S		R
			T							T	R	S	T	S	L	S		I
			U							I	H		Y					A
			R							A	O							L
			E							L	O		D					
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				
*	Jail							S	S	S	S	S	S	S				
*	Jail Farm/Camp		S	S		S	S											
*	Work Release Facility					S19	S19	S	S	S	S	S	S					
*	Public Agency Animal Control Facility			S		S	S					S			P			
*	Public Agency Training Facility			S		S3					S3	S3	S3		<u>P25</u> C4			
*	Hydroelectric Generation Facility			C14 S		C14 S	C14 S	C14 S										
*	Non-hydroelectric Generation Facility		C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S		P12 S			
*	Communication Facility (17)		C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P		P			
*	Earth Station		P6b	P		C6a	C6a	C6a	C6a	P6b	P	P	P		P			

		C			S	S	S	S	C				
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Rural Public Infrastructure Maintenance Facility				C23								
*	Transit Bus Base						S	S	S	S	S	S	P
*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
((7948)) *	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24 <u>P26</u>
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S

8221-8222	College/University(1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P
*	Zoo Animal Breeding Facility	P16	P16		P16								
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development											
REFERENCES:		Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

1401 B. Development conditions.

1402 1. Except technical institutions. See vocational schools on general services land
1403 use table, K.C.C. 21A.08.050.

1404 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

1405 3. Except weapons armories and outdoor shooting ranges.

1406 4. Except outdoor shooting range.

1407 5. Only in conjunction with an existing or proposed school.

1408 6.a. Limited to no more than three satellite dish antennae.

1409 b. Limited to one satellite dish antenna.

1410 c. Limited to tower consolidations.

1411 7. Limited to landing field for aircraft involved in forestry or agricultural
1412 practices or for emergency landing sites.

1413 8. Except racing of motorized vehicles.

1414 9. Limited to wildlife exhibit.

1415 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.

1416 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
1417 21A.32.

1418 12. Limited to cogeneration facilities for on-site use only.

1419 13. Excluding impoundment of water using a dam.

1420 14. Limited to facilities that comply with the following:

1421 a. Any new diversion structure shall not:

1422 (1) exceed a height of eight feet as measured from the streambed; or

1423 (2) impound more than three surface acres of water at the normal maximum
1424 surface level;

1425 b. There shall be no active storage;

1426 c. The maximum water surface area at any existing dam or diversion shall not
1427 be increased;

1428 d. An exceedance flow of no greater than fifty percent in mainstream reach
1429 shall be maintained;

1430 e. Any transmission line shall be limited to a:

1431 (1) right-of-way of five miles or less; and

1432 (2) capacity of two hundred thirty KV or less;

1433 f. Any new, permanent access road shall be limited to five miles or less; and

1434 g. The facility shall only be located above any portion of the stream used by
1435 anadromous fish.

1436 15. For I-zoned sites located outside the urban growth area designated by the
1437 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.
1438 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be

prohibited. All other uses, including waste water treatment facilities, shall be subject to the provisions for rural industrial uses in K.C.C. chapter 21A.12.

16. The operator of such a facility shall provide verification to the department of natural resources and parks or its successor organization that the facility meets or exceeds the standards of the Animal and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.

17. The following provisions of the table apply only to major communication facilities minor communication facilities shall be reviewed in accordance with the processes and standard outlined in K.C.C. chapter 21A.26.

18. Only for facilities related to resource-based research.

19. Limited to work release facilities associated with natural resource-based activities.

20. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base and serving only the school bus base may be used. Renovation, expansion, modernization or reconstruction of a school bus base is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base.

21. Only in conformance with the King County Site Development Plan Report, through modifications to the plan of up to ten percent are allowed for the following:

- 1462 a. building square footage;
- 1463 b. landscaping;
- 1464 c. parking;
- 1465 d. building height; or
- 1466 e. impervious surface.

1467 22. A special use permit shall be required for any modification or expansion of
1468 the King County fairgrounds facility that is not in conformance with the King County
1469 Site Development Plan Report or that exceeds the allowed modifications to the plan
1470 identified in subsection B.21 of this section.

1471 23. The facility shall be primarily devoted to rural public infrastructure
1472 maintenance and is subject to the following conditions:

1473 a. The minimum site area shall be ten acres, unless the facility is a reuse of a
1474 public agency yard;

1475 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1476 between any stockpiling or grinding operations and adjacent residential zoned property;

1477 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1478 between any office and parking lots and adjacent residential zoned property;

1479 d. Access to the site does not use local access streets that abut residential zoned
1480 property, unless the facility is a reuse of a public agency yard;

1481 e. Structural setbacks from property lines shall be as follows:

1482 (1) Buildings, structures and stockpiles used in the processing of materials
1483 shall be no closer than:

(a) one hundred feet from any residential zoned properties, except that the setback may be reduced to fifty feet when the grade where the building or structures are proposed is fifty feet or greater below the grade of the residential zoned property;

(b) fifty feet from any other zoned property, except when adjacent to a mineral extraction or materials processing site;

(c) the greater of fifty feet from the edge of any public street or the setback from residential zoned property on the far side of the street; and

(2) Offices, scale facilities, equipment storage buildings and stockpiles shall not be closer than fifty feet from any property line except when adjacent to M or F zoned property. Facilities necessary to control access to the site, when demonstrated to have no practical alternative, may be located closer to the property line;

f. On-site clearing, grading or excavation, excluding that necessary for required access, roadway or storm drainage facility construction, shall not be permitted within fifty feet of any property line except along any portion of the perimeter adjacent to M or F zoned property. If native vegetation is restored, temporary disturbance resulting from construction of noise attenuation features located closer than fifty feet shall be permitted; and

g. Sand and gravel extraction shall be limited to forty thousand yards per year.

24. The following accessory uses to a motor race track operation are allowed if approved as part of the special use permit:

a. motocross;

b. autocross;

c. skidpad;

1507 d. garage;

1508 e. driving school; and

1509 f. fire station.

1510 25. Facility must be:

1511 a. located on the site of a regional motor sport facility;

1512 b. limited to police and fire safety training; and

1513 c. the general location of the services conforms to the council-approved master
 1514 site plan for the regional motor sport facility.

1515 26. Limited to a regional motor sports facility established under a master
 1516 planning process demonstration project.

1517 SECTION 16. Ordinance 10870, Section 341, as amended, and K.C.C.

1518 21A.12.040 are each hereby amended to read as follows:

1519 A. Densities and dimensions - resource and commercial/industrial zones.

	Z O N E S	RESOURCE				COMMERCIAL/INDUSTRIAL				
		AGRICULTURE	F O R E S T	M I N E R A L	NEIGHBO R-HOOD BUSINESS	COMMUNI TY BUSINESS	REGIONA L BUSINES S	O F F I C E	I N D U S T R I A L	
STANDARDS		A-10	A-35	F	M	NB	CB	RB	O	I
Base Density:		0.1	.0286	.0125		8 du/ac (2)	48 du/ac	36 du/ac	48	
Dwelling Unit/Acre		du/ac	du/ac	du/ac			(2)	(2) 48 du/ac (1)	du/ac (2)	
Maximum						12 du/ac	72 du/ac	48 du/ac	72	

Density: Dwelling Unit/Acre					(3) 16 du/ac (15)	(16) 96 du/ac (17)	(3) 7 2 du/ac (16) 96 du/ac (17)	du/ac (16) 96 du/ac (17)	
Minimum Lot Area	10 acres	35 acres	80 acres	10 acres					
Maximum Lot Depth/ Width Ratio	4 to 1	4 to 1							
Minimum Street Setback	30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft (19)
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (18) 20 ft (14)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) (19) 50 ft (8) (19)
Base Height (10)	35 ft	35 ft	35 ft	35 ft	35 ft 45 ft (6)	35 ft 60 ft (6) 65 ft (17)	35 ft 65 ft (6)	45 ft 65 ft (6)	45 ft
Maximum Floor/Lot Ratio: Square Feet					1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)	15% 35% (11)	10% 35% (11)	10% 35% (11)		85%	85%	90%	75%	90%

1520

B. Development conditions.

1521

1. In the RB zone on property located within the Potential Annexation Area of a

1522

rural city, this density is not allowed.

1523 2. These densities are allowed only through the application of mixed-use
1524 development standards and, in the NB zone on property in the urban area designated
1525 commercial outside of center, for stand-alone townhouse development.

1526 3. These densities may only be achieved through the application of residential
1527 density incentives or transfer of development rights in mixed-use developments and, in
1528 the NB zone on property in the urban area designated commercial outside of center, for
1529 stand-alone townhouse development. See K.C.C. chapters 21A.34 and 21A.37.

1530 4.a. in the F zone, scaling stations may be located thirty-five feet from property
1531 lines. Residences shall have a setback of at least thirty feet from all property lines.

1532 b. for lots between one acre and two and one half acres in size, the setback
1533 requirements of the R-1 zone shall apply. For lots under one acre, the setback
1534 requirements of the R-4 zone shall apply.

1535 c. for developments consisting of three or more single-detached dwellings
1536 located on a single parcel, the setback shall be ten feet along any property line abutting
1537 R-1 through R-8, RA and UR zones.

1538 5. Gas station pump islands shall be placed no closer than twenty-five feet to
1539 street front lines.

1540 6. This base height allowed only for mixed-use developments and for stand-
1541 alone townhouse development in the NB zone on property designated commercial outside
1542 of center in the urban area.

1543 7. Required on property lines adjoining residential zones.

1544 8. Required on property lines adjoining residential zones for industrial uses
1545 established by conditional use permits.

1546 9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.
1547 chapter 21A.14.

1548 10. Height limits may be increased if portions of the structure building that
1549 exceed the base height limit provide one additional foot of street and interior setback for
1550 each foot above the base height limit, provided the maximum height may exceed seventy-
1551 five feet only in mixed use developments. Netting or fencing and support structures for
1552 the netting or fencing used to contain golf balls in the operation of golf courses or golf
1553 driving ranges are exempt from the additional interior setback requirement provided that
1554 the maximum height shall not exceed seventy-five feet.

1555 11. Applicable only to lots containing less than one acre of lot area.
1556 Development on lots containing less than fifteen thousand square feet of lot area shall be
1557 governed by impervious surface standards of the nearest comparable R-4 through R-8
1558 zone.

1559 12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

1560 13. The impervious surface area for any lot may be increased beyond the total
1561 amount permitted in this chapter subject to approval of a conditional use permit.

1562 14. Required on property lines adjoining residential zones unless a stand-alone
1563 townhouse development on property designated commercial outside of center in the
1564 urban area is proposed to be located adjacent to property upon which an existing
1565 townhouse development is located.

1566 15. Only as provided for walkable communities under K.C.C. 21A.34.040.F.8.
1567 well-served by transit or for mixed-use development through the application of
1568 residential density incentives under K.C.C. 21A.34.040.F.1.g.

1569 16. Only for mixed-use development through the application of residential
1570 density incentives under K.C.C. chapter 21A.34 or the transfer of development rights
1571 under K.C.C. chapter 21A.37. In the RB zone on property located within the Potential
1572 Annexation Area of a rural city, this density is not allowed.

1573 17. Only for mixed-use development through the application of residential
1574 density incentives through the application of residential density incentives under K.C.C.
1575 chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37.
1576 Upper-level setbacks are required for any facade facing a pedestrian street for any portion
1577 of the structure greater than forty-five feet in height. The upper level setback shall be at
1578 least one foot for every two feet of height above forty-five feet, up to a maximum
1579 required setback of fifteen feet. The first four feet of horizontal projection of decks,
1580 balconies with open railings, eaves, cornices, and gutters shall be permitted in required
1581 setbacks. In the RB zone on property located within the Potential Annexation Area of a
1582 rural city, this density is not allowed.

1583 18. Required on property lines adjoining residential zones only for a social
1584 service agency office reusing a residential structure in existence on January 1, 2010.

1585 19. Setback shall not apply to a building that :

1586 a. is located on the site of a regional motor sports facility;

1587 b. has a roof constructed at or below grade of adjacent residential uses; and

1588 c. utilizes green roof technology to provide open space and active recreation."